

**Minutes**  
**City Council Meeting**  
**Monday, April 15, 2019 – 6:00 p.m.**

**Call to Order:** Mayor Bethune called the meeting to order at 6:00 p.m.

**Opening:** Pastor Bruce Campbell, Oak Grove Missionary Baptist Church gave the invocation and Mayor Bethune led City Council in the pledge of allegiance to the flag.

**Roll Call**

**Members:** Mayor Bethune presided. City Council: Mayor Pro-tem Bessie Kicklighter, Councilmember Bruce Campbell, Councilmember Rosetta Cody, Councilmember Marcia Daniel, Councilmember Debbie Ruiz and Councilmember Kim Tice.

**Staff:** Ron Feldner, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell-Bowles, Finance Director/Clerk of Council; Ron Alexander, Planning Director; Benny Gooze, Public Works Director; Gilbert Ballard, Chief of Police; Corbin Medeiros, Fire Chief; Scott Robider; Jackie Jackson, Special Projects Coordinator; and Ben Brengman, IT Director.

**Presentations**

**GCPD Officer of the 2<sup>nd</sup> Quarter:** Chief Ballard recognized Officer Jennifer Meeks as Officer of the 2<sup>nd</sup> Quarter.

**Georgia International City Resolution:** State Representative Carl Gilliard presented a resolution to Mayor and City Council recognizing Garden City as a Georgia International City. Mayor Bethune thank Representative Gilliard.

**Information Public Comment:** Mayor Bethune opened the floor to receive comment from the audience.

Mr. Harold Tessendorf, Executive Director of Habitat of Humanity gave an overview of Habitat's projects and activities within the City. He said Garden City has made housing a priority. This Wednesday we will be closing on the first of nine houses that Habitat has partnered with the City to build in Garden City. The City has partnered with us to help families realize their dream of owning a home. I would like to thank the Mayor and Council for working with us on getting CHIP Grant funding to build the houses. Mayor Bethune thanked Mr. Tessendorf for allowing the City to be a work alongside Habitat to create affordable housing in the community.

**Public Hearing**

**PC1906, Rezoning Request (1302 & 1252 Dean Forest Road):** Mayor Bethune opened the public hearing to receive comment on a request by Phillip McCorkle, applicant, to rezone 1302 Dean Forest Road and 1252 Dean Forest Road from R-1 to C-2 for desired land use as a contract or business.

Planning Director gave a brief overview of the rezoning request. He said that the Planning Commission recommended approval of the rezoning request.

Mayor Bethune asked if there was anyone in the audience who wished to speak in favor of the rezoning.

Mr. Phillip McCorkle said my client Johnny Williams already has a business in Garden City and is looking to relocate to Dean Forest Road. My client wanted an I-1 zoning, but we found out that City Council wants C-2 according to the land use plan, which will require us to come back for a special use.

Mayor Bethune asked if there was anyone else wishing to speak in favor of the rezoning. There being no else wishing to speak in favor, Mayor Bethune asked if there was anyone who wished to speak against the rezoning. There being no one wishing to speak against the rezoning, Mayor Bethune closed the public hearing.

**City Council Minutes:** Upon motion by Councilmember Tice, seconded by Councilmember Cody, City Council voted unanimously to approve the city council minutes date 4/1/19 and the workshop synopsis dated 4/8/19.

### **Staff Reports**

Planning Director presented the planning department's report for the month of March.

Public Works Director presented the public works department's report for the month of March.

Chief of Police presented the police department's report for the month of March.

Fire Chief presented the fire department's report for the month of March.

### **City Manager's Updates and Announcements**

**Floodplain Management:** City Manager said Garden City residents will see an additional savings on their flood insurance premiums.

Planning Director said city departments have been working on the CRS to help reduce the flood insurance premium costs. The City's rating went from 8 to 6. Residents should see a discount on flood policies renewing after May 1<sup>st</sup>. We will be mailing information out soon.

### **Items for Consideration**

**Second Reading - Ordinance, Zoning Map Amendment, Old Dean Forest Road:** Clerk of Council read for the second reading the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended; to rezone lots numbered 1, 2, & 3, Dean Forest Commercial Subdivision, and a sixty foot wide private access road known as "Nick Drive", owned by Katherine C. Ward as Executrix under the last will and testament of John Nick Constantine, Sr., deceased, from their present zoning classification of "P-C2A" to an "I-1 zoning classification.

Councilmember Daniel said Mayor I will need to be excused from the vote due to family interests.

Councilmember Kicklighter made a motion, seconded by Councilmember Campbell to adopt the ordinance on the second reading. Councilmember Campbell, Councilmember Cody, Councilmember Kicklighter, Councilmember Ruiz and Councilmember Tice voted to adopt the ordinance on the second reading with Councilmember Daniel abstaining from the vote.

**First Reading - Ordinance, Automated Traffic Enforcement Safety Devices in School Zones:** Clerk of Council read for the first reading the heading of an ordinance to amend the Code of Ordinances of Garden City, Georgia, as amended, by amending Chapter 78 entitled "Traffic and Vehicles" to add Article II for the purpose of authorizing the use and enforcement of automated traffic enforcement safety devices in school zones within the City.

City Manager said this modifies the code to allow the use and enforcement of automated traffic safety devices in school zones within the City.

Upon motion by Councilmember Campbell, seconded by Councilmember Daniel, City Council voted unanimous to approve the ordinance on the first reading.

Upon motion by Councilmember Kicklighter, seconded by Councilmember Tice, City Council voted unanimously to suspend the rules of council to hold the second reading of the ordinance.

**Second Reading - Ordinance, Automated Traffic Enforcement Safety Devices in School Zones:** Clerk of Council read for the second reading the heading of an ordinance to amend the Code of Ordinances of Garden City, Georgia, as amended, by amending Chapter 78 entitled "Traffic and Vehicles" to add Article II for the purpose of authorizing the use and enforcement of automated traffic enforcement safety devices in school zones within the City.

Upon motion by Councilmember Tice, seconded by Councilmember Ruiz, City Council unanimously voted to adopt the ordinance on the second reading.

**First Reading - Ordinance, Water & Sewer Connection Fees for Certain Development Projects:** Clerk of Council read for the first reading the heading of an ordinance to amend Chapter 82 of the Garden City Code relating to utilities, by adding a section 82-186 to Article V thereof pertaining to water and sewer rates and charges for the purpose of reducing the water and sewer connection fees for certain development projects within the City's urban redevelopment area and/or revitalization area.

City Manager said this modifies the code to allow for incentives for certain development projects such as affordable housing and hospitality projects within the City's urban redevelopment area.

Upon motion by Councilmember Kicklighter, seconded by Councilmember Cody, City Council voted unanimously to approve the ordinance on the first reading.

Mayor Bethune said the second reading of the ordinance will be held at the next council meeting on May 6<sup>th</sup>.

**First Reading - Ordinance, Building Permits & Inspection Fees for Certain Development Projects:** Clerk of Council read for the first reading the heading of an ordinance to amend Chapter 18 of the Garden City Code, relating to Buildings and Building Regulations, for the purpose of updating several code sections to correct clerical errors and/or update certain fee amounts, as well as for the purpose of adding Section 18-85 to reduce fees for building permits and inspections, drainage permits, fence or wall construction, plumbing inspections, and exemption applications under Code Section 18-51, as to certain development projects within the City's urban development area and/or revitalization area.

City Manager said this also modifies the code to allow for incentives for certain development projects within the City's urban redevelopment area for affordable housing and hospitality projects.

Upon motion by Councilmember Tice, seconded by Councilmember Ruiz, City Council voted unanimously to approve the ordinance on the first reading.

Mayor Bethune said the second reading of the ordinance will be held at the next council meeting on May 6<sup>th</sup>.

**Resolution, Highway 80 Soccer & Multi-Purpose Field Project Planning & Design Services:** Clerk of Council read the heading of a resolution to enter into a master agreement for design consulting services with CHA Consulting, Inc., for providing engineering and architectural services for the planning, design, and bidding/construction administration of a multi-purpose recreation complex on City-owned acreage measuring 11.4 acres, more or less, on US Highway 80 in Garden City and authorizing the City Manager to enter into a work order pursuant to the master agreement limited to performing Phase 1A programming / master planning services by way of developing three (3) alternative conceptual plans for the complex, presenting and discussing such plans at multiple public meetings and one neighborhood meeting and with City staff, and preparing for review by City Council a master plan for the design and construction of the complex incorporating staff and public comments, as well as a cost budget and a design/construction schedule.

City Manager said this will allow us to get feedback from the community to see if this will be a suitable project for the Highway 80 property.

Upon motion by Councilmember Campbell, seconded by Councilmember Cody, City Council voted unanimously to adopt the resolution.

**Adjournment:** There being no further items or comments, Mayor Bethune called for a motion to adjourn the meeting. Upon motion by Councilmember Campbell, seconded by Councilmember Ruiz, City Council unanimously adjourned the meeting at 6:43 p.m.

*Transcribed and submitted by: Clerk of Council*

*Accepted and approved by: City Council 5/6/19*